A. Notes/Requirements:

Refer to Figure 3 (Section 3) to determine the maximum allowed building densities, intensities and building heights for the property.

Build-to-lines may be setback to create a plaza or park that is open to the public. They may also be setback to preserve rock outcrops, site topography, or mature trees.

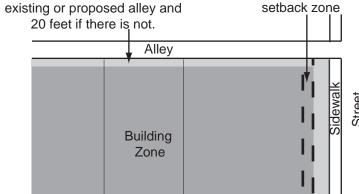
Tower elements are allowed. Towers may extend an additional 12 feet above the maximum allowed building height. Work space in live/work units may be located at the grade of the sidewalk.

The finished floor elevation of all residential units on the ground floor shall be elevated a minimum of two feet above the finished grade of the sidewalk.

Portions of parking level facades that are visible from public streets, plazas, and pedestrian walkways shall be screened with terraced planters and landscaping, decorative trellis screens over window openings, and/or stairs, front porches, stoops, or decks.





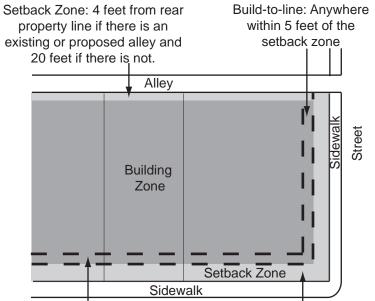


Street

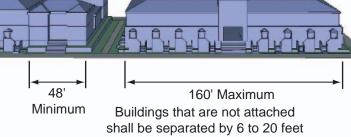
Build-to-line: Anywhere within 5 feet of the setback zone

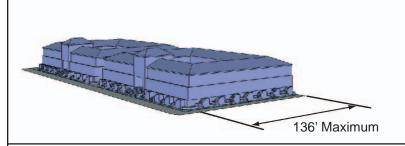
Setback Zone: 10 feet from all street-right-of ways. Setbacks from alleys and side property lines on internal lots are not required, but are allowed. Stairs, stoops, front porches, porticos, decks, balconies, bay windows, and fire places may extend into the front and side Setback Zone.

B. Building Zones, Setback Zones, and Build-to-Lines:



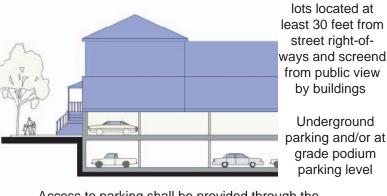






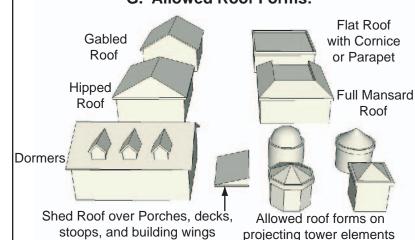
F. Parking Options:

Surface parking



Access to parking shall be provided through the rear alley. If there is no alley, then a single access point from the street shall be provided.

G. Allowed Roof Forms:



TYPE 3:

Multi-Family Residential Over Podium Parking (Underground and/or Surface)

D. Example Photographs:











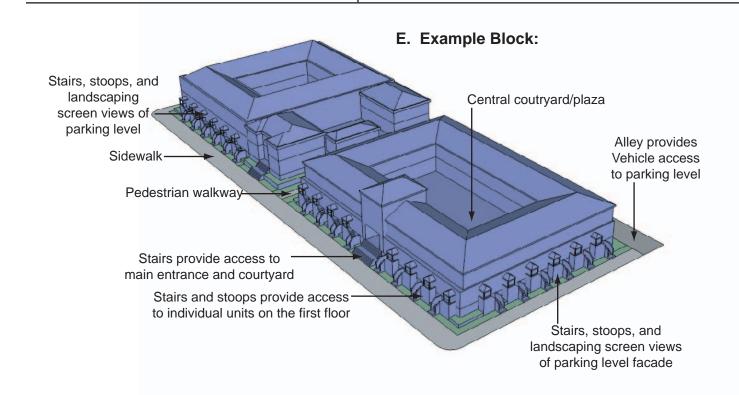






H. Allowed Locations of Permitted Uses:

Only single-family and multi-family attached, artist studios/lofts, and live/work residential uses are permitted in this building type.



City of Rocklin

A. Notes/Requirements:

Refer to Figure 3 (Section 3) to determine the maximum allowed building densities, intensities and building heights for the property.

Build-to-lines may be setback to create a plaza or park that is open to the public. They may also be setback to preserve rock outcrops, site topography, or mature trees.

The finished floor elevation of all residential units on the ground floor shall be elevated a minimum of two feet above the finished grade of the sidewalk.

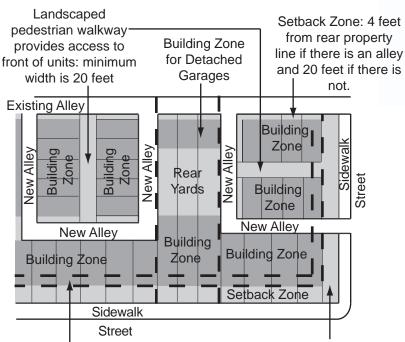
Portions of parking level facades that are visible from public streets, plazas, and pedestrian walkways shall be screend with terraced planters and landscaping, decorative trellis screens over window openings, and stairs, front porches, stoops, decks, or porticos.

Each townhome unit shall be differentiated from the the two units to its left and the two units to its right. Units may be differentiated by using a different style/design or different materials. Different color applications shall also apply.

The front facade and main entrance to townhome units shall face either a street or landscaped pedestrian walkway.

B. Building Zones, Setback Zones, and Build-to-Lines:

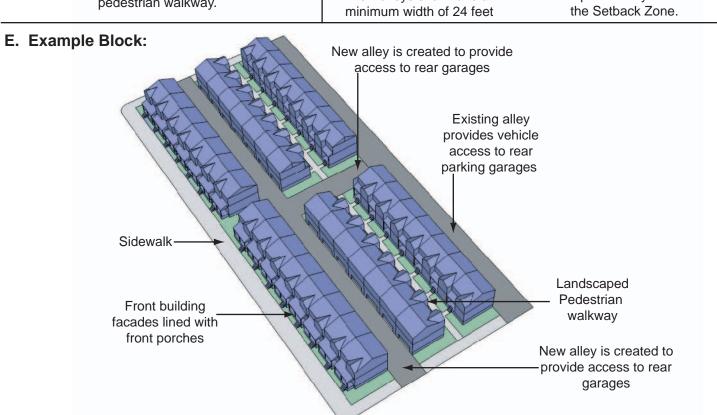
The graphic below illustrates three ways that properties can be designed to accomodate Townhome



Build-to-line: Anywhere within 5 feet of the setback zone

New alleys shall have a

Setback Zone: 10 feet from all street-right-of ways. Stairs, stoops, front porches, porticos, decks, balconies, bay windows, and fire places may extend into

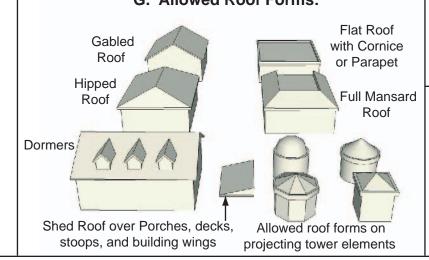


C. Building Width and Depth: 30' Maximum 16' Minimum 50' Maximum

F. Parking Options:



G. Allowed Roof Forms:



TYPE 4: Townhomes

D. Example Photographs:













H. Allowed Locations of Permitted Uses:

Only single-family attached residential units are allowed in this building type. Secondary dwelling units and home offices may be provided above detached garages if adequate parking is provided.

Building Typologies

A. Notes/Requirements:

The purpose of this building typology is to allow a higher intensity and density of development and a mix of uses on properties adjacent to single family residential neighborhoods while maintaining the overall character and desired image of the residential neighborhoods.

Buildings shall be designed with similar setbacks, building forms, materials, colors, and landsaping patterns as single-family homes.

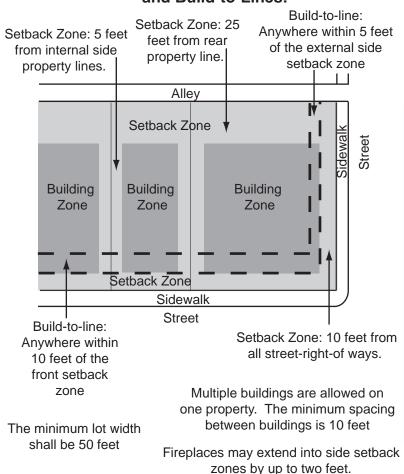
Refer to Figure 3 (Section 3) to determine the maximum allowed building densities, intensities and building heights for the property.

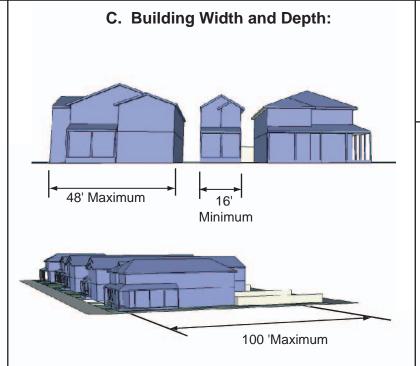
Build-to-lines may be setback to preserve rock outcrops, site topography, or mature trees.

The finished floor elevation of all residential units on the ground floor shall be elevated a minimum of two feet above the finished grade of the sidewalk.

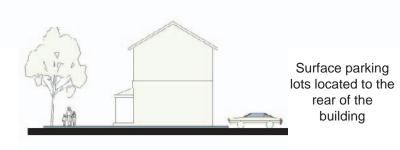
Fencing and landscaping shall be used along side yards to screen views of parking lots from streets and adjacent properties. Fencing and landscaping is not required between properties if the two properties share a parking lot.

B. Building Zones, Setback Zones, and Build-to-Lines:



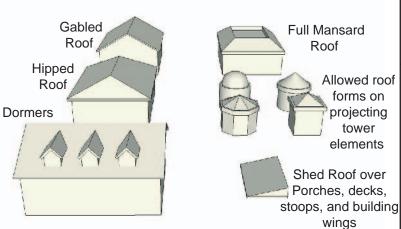


F. Parking Options:



Access to parking lots shall be provided through the rear alley. If there is no alley, then a side driveway shall provide access to the rear parking lot.

G: Allowed Roof Forms:



TYPE 5: Cottage Commercial/Multiplex Homes

D. Example Photographs:





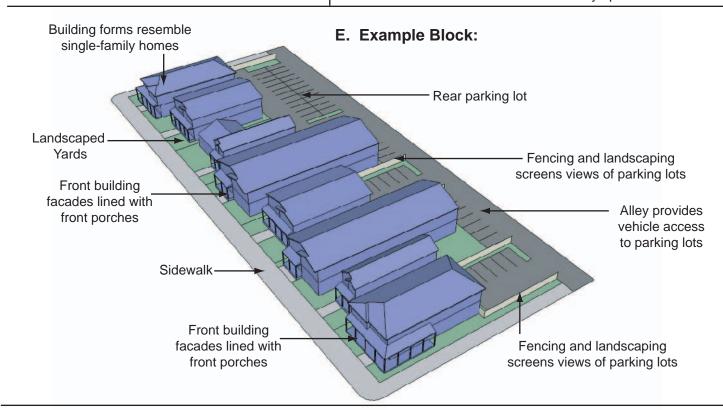






H. Allowed Locations of Permitted Uses:

All permitted uses are allowed in this building typology. Refer to Table 1 in Section 2.C for a list of all permitted uses.



City of Rocklin

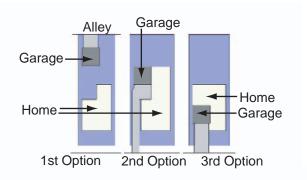
A. Notes/Requirements:

Refer to Figure 3 (Section3) to determine the maximum allowed building densities, intensities and building heights for the property.

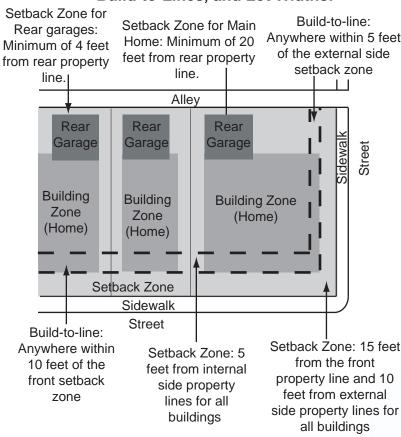
Build-to-lines may be setback to preserve rock outcrops, site topography, or mature trees.

The finished floor elevation of all residential units shall be elevated a minimum of two feet above the finished grade of the sidewalk.

If possible, the garage shall be located to the rear of home and shall be accessible by an alley. If the property is not adjacent to an alley, then the garage shall be accessible by a side driveway. If the garage cannot be located to the rear of the home due to existing spatial constraints, then it shall be setback a minimum of ten feet from the front façade of the home to minimize its visual appearance along the streetscape.

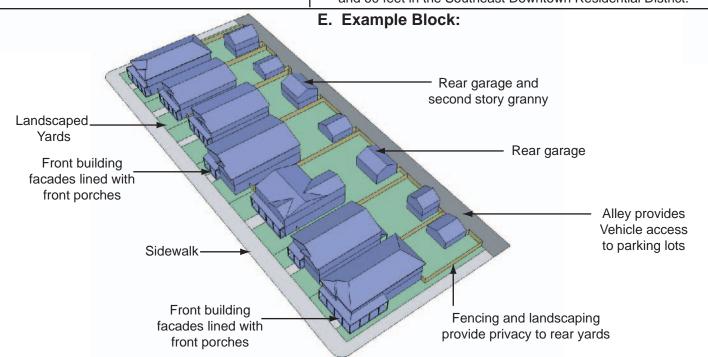


B. Building Zones, Setback Zones, Build-to-Lines, and Lot Widths:



Fireplaces may extend into side setback zones by up to two feet.

The minimum lot width shall be 35 feet in the Front Street Historic District and the West and Northeast Downtown Residential Districts, and 60 feet in the Southeast Downtown Residential District.



C. Building Width and Lot Coverage: 48' Maximum Home Footprint (A) (A) (B)

F. Parking Options:

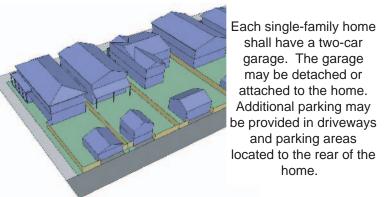
A + B < 35% the

Lot's Area

and detached garages, shall not

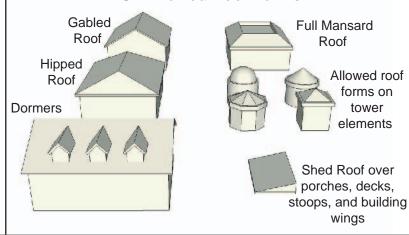
cover more than 35 percent of the

lot's total area



Access to parking garages shall be provided through the rear alley. If there is no alley, then a side yard driveway shall provide access to the garage.

G: Allowed Roof Forms:



TYPE 6: Single-Family Residential Homes

D. Example Photographs:

















H. Allowed Locations of Permitted Uses:

Only detached single-family residential units are permitted in this building type. Secondary dwelling units may be permitted above garages and in detached structures to the rear of the home subject to City standards.

City of Rocklin